K 2962

WARRANTY DEED

For and in consideration of the sum of $9000.00 - - - - - - - - - - - - - - - - -

Nine Thousand and No/100 - *DOLLARS*

cash in-hand paid by William M. Payne and wife, Mamie L. Payne, the receipt of which is hereby acknowledged,

I, Menifee R. Cheek, an unmarried woman,

have bargained and sold, and by these presents do transfer and convey unto the said William M. Payne and wife, Mamie L. Payne

their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:*

Land in Davidson County, Tennessee, being Lot No. 13 in W. W. Totten's Addition to Edgefield, now East Nashville, Tennessee, a plan of which is of record in Book No. 57, page 22, Register's Office for said County.
Said lot No. 13 fronts 50 feet on the southerly margin of Boscobel Street and runs back, between parallel lines, 175 feet to an alley.
Being part of the same property conveyed to Menifee R. Cheek and Elizabeth J. Cheek, by deed from Theo. W. Eckhardt and wife, dated April 19, 1909, filed July 28, 1909, and recorded in Book 386, page 15, Register's Office for Davidson County, Tennessee, the said Elizabeth J. Cheek devised her interest in said property to the said Menifee R. Cheek, by will of record in Will Book 49, page 77, County Court for said County.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said William M. Payne and wife, Mamie L. Payne,

their *heirs and assigns, forever.*

And I *do covenant with the said* William M. Payne and wife, Mamie L. Payne

that I am *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*

And I, Menifee R. Cheek, an unmarried woman,

do further covenant and bind myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* William M. Payne and wife, Mamie L. Payne,

their *heirs and assigns against the lawful claims of all persons, whomsoever.*
Witness my *hand this* 30th *day of* September, *19* 59, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Menifee R. Cheek
Menifee R. Cheek

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Lyda K. Burgess, *a Notary Public in and for said County and State,* Menifee R. Cheek, an unmarried woman

the within named bargainor , with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville,
this 30th *day of* September, *19*59.

Lyda K. Burgess

My Commission Expires April 28, 1962

Commission expires

LYDA K. BURGESS NOTARY PUBLIC DAVIDSON CO.

PG 287